

Superseded 5/10/2016

78B-6-1303 Lis pendens -- Notice.

- (1) Either party to an action affecting the title to, or the right of possession of, real property may file a notice of the pendency of the action with the county recorder in the county where the property or any portion of the property is located.
- (2) The notice shall contain:
 - (a) the names of the parties;
 - (b) the object of the action or defense; and
 - (c) a description of the property affected in that county.
- (3) From the time of filing the notice, a purchaser or encumbrancer of the property who may be affected by the action is considered to have constructive notice of the pendency of the action.